

ZONING CHANGE REVIEW SHEET

C5/1

CASE: C14-2012-0094 MAD Tillman Therapy **Z. P. C. DATE:** 10-02-2012

ADDRESS: 11007 FM 2222 **AREA:** 1.62 acres

APPLICANT: MAD Tillman, Inc. (Michael Tillman)

AGENT: LOC Consultants, Inc. (Sergio Lozano)

NEIGHBORHOOD PLAN AREA: N/A **CAPITOL VIEW:** No

T.I.A.: No **HILL COUNTRY ROADWAY:** Yes

WATERSHEDS: West Bull Creek/Panther Hollow **DESIRED DEVELOPMENT ZONE:** No

ZONING FROM: SF-2 Single Family Residential, Standard Lot

ZONING TO: GR - Community Commercial

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of GR-CO, Community Commercial, Conditional Overlay zoning. The Conditional Overlay would limit the number of daily vehicle trips to 2,000. If the requested zoning is granted, then up to 70 feet of right-of-way should be dedicated from the existing centerline of FM 2222 in accordance with the Transportation Plan.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

This segment of FM 2222, between FM 620 and Riverplace Drive, has undergone a ten year transformation to predominantly Community Commercial (GR) zoning. This trend to move to Community Commercial zoning dates back to 1998 and there have been approximately thirteen zone change requests that have all been granted Community Commercial (GR) zoning by the Planning Commission and the City Council. There is a map that depicts the parcels that have been granted GR zoning since 1998 in your back up. This case originally came before the Zoning and Platting Commission on September 1, 2009 under case number C14-2009-0069 and was approved on the Consent Agenda by Commissioner Baldrige's motion, Commissioner Rabago's second of the motion on a vote of 7-0. The case was approved on first reading of the ordinance for community commercial-conditional overlay (GR-CO) combining district zoning on Council Member Spelman's motion, Council Member Cole's second on a 7-0 on October 1st, 2009. However the case expired prior to second and third reading. This site is located within the Hill Country Roadway Corridor FM 2222 and therefor requires Zoning and Platting Commission review prior to site plan approval and release.

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-2	Pool Maintenance Shop
North	GR-CO	Undeveloped
South	R&D-PDA	Research Campus
East	SF-2	Automotive Repair
West	R&D-PDA	Research Campus

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-98-0027	From I-SF-2 to GR	Approved staff's recommendation for GR. (7-0)	Approved staff's recommendation for GR. (7-0) All 3 readings.
C14-01-0057	From SF-2 to GR-CO	Approved staff's recommendation for GR-CO. (6-2)	Approved staff's recommendation for GR-CO. (6-0) All 3 readings.
C14-98-0268	From I-RR to GR-CO	Approved staff's recommendation for GR-CO. (6-1-1)	Approved staff's recommendation for GR-CO. (7-0) All 3 readings.

BASIS FOR RECOMMENDATION:

- Zoning changes should promote compatibility with adjacent and nearby uses.*

Granting GR zoning for the subject tract will be compatible with adjacent uses and adjacent zoning in the area.

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assoc.
- Austin Neighborhoods Council
- Glenlake HOA
- Long Canyon HOA
- 2222 Coalition of Neigh. Assoc.
- Courtyard HOA
- River Place Comm. Assoc.
- Middle Bull Creek HOA
- Steiner Ranch HOA
- Long Canyon II HOA
- Canyon Creek HOA

SCHOOLS:

- Grand View Hills Elementary School
- Canyon Ridge Middle School
- Leander High School

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SITE PLAN:

SP 1. There's an existing site plan application for this site. It's for the construction of a 3116 square foot medical office, surface parking, water quality and detention pond and associated improvements. (SPC-2011-0329C)

SP 2. This zoning change to GR will need to be approved before the site plan is approved and released.

SP 3. This site is located within the Hill Country Roadway Corridor FM 2222 and therefore requires Zoning and Platting Commission review prior to site plan approval and release. Additional comments are made with the site plan application under review.

SP 4. Any improvements on the site will require compliance with Subchapter E, Commercial Design Guidelines. Additional comments are made with the site plan application under review.

SP 5. The site is subject to compatibility standards. Along the east property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line.
 - In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

ENVIRONMENTAL:

1. The site is located over the Edwards Aquifer Recharge Zone. This site lies on or very close to the divide between the Panther Hollow (Water Supply Rural) Watershed and the Bull Creek (Water Supply Suburban) Watershed, both of which fall within the Drinking Water Protection Zone. A geological and / or topographical analysis of the site may be needed to determine the exact boundaries of the aforementioned watersheds and zones.

2. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

3. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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4. At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.
5. According to floodplain maps there is no floodplain in or within close proximity of the project location.
6. The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.
7. Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

Following are the comments for the individual watershed classifications:

Panther Hollow – Water Supply Rural

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.

Bull Creek – Water Supply Suburban

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

TRANSPORTATION:

- TR1.** The Austin Metropolitan Area Transportation Plan calls for a total of 114 feet of right-of-way for FM 2222. If the requested zoning is granted, then up to 70 feet of right-of-way should be dedicated and from the existing centerline of FM 2222 in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55).

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TR2. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

TR3. Existing Street Characteristics:

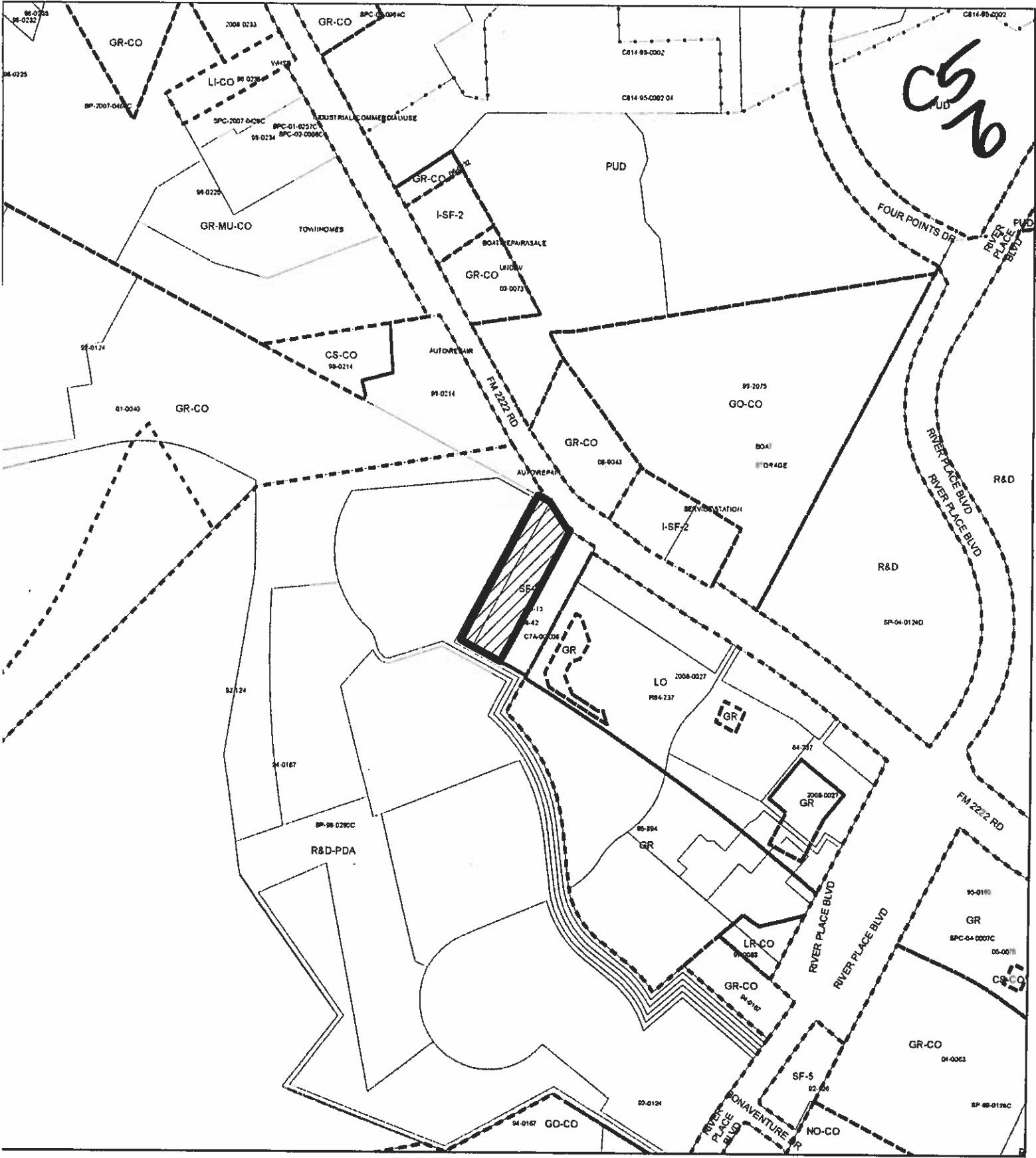
Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
FM 2222	78'	MAU 4	Arterial	No	No	No

CITY COUNCIL DATE: November 1st, 2012




ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD **ORDINANCE NUMBER:**

CASE MANAGER: Clark Patterson Clark.patterson@ci.austin.tx.us **PHONE:** 974-7691



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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2012-0094

N
1" = 400'



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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SUBJECT TRACT

WHEEL
PC 007-0121
01-0157C
SP 0234-0008C
INDUSTRIAL/COMMERCIAL
RN 2222 RD
BOAT REPAIRS
UNDEY
08-0006
08-0214
BOAT STORAGE
SERVICE STATION
2008-0027
GR
2008-0027
GR
LH CO
08-0006
GR
08-0006

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